

John W. Perryman, Clarissa Richards, and B. P. Richards, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of John W. Perryman, Clarissa Richards and B. P. Richards, for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

My Commission Expires Oct 16, 1924 (SEAL) C. P. Monroy, Notary Public
 Filed for record in Tulsa County, Tulsa Oklahoma, Feby 14, 1924 at 1:20 o'clock P. M. in
 Book 486, page 195

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

251157

C. J.

GENERAL WARRANTY DEED

COMPARED

THIS INDENTURE, Made this 22d day of October A. D. 1920, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, By Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma, of the first part and F. M. Rowell and Lola M. Rowell, his wife, of the second part.

WITNESSETH, That in consideration of the sum of Seven Hundred DOLLARS the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

Lot Eleven (11), Block Eight (8)

INTERNAL REVENUE

\$ 1.00

Cancelled

in Exposition Heights Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the Office of the County Clerk, in and for Tulsa County, Oklahoma, being a sub-division of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township 19 North, Range 13 East. 486

And the said parties of the second part as a further consideration and condition of this deed, assent and agree by acceptance thereof, as follows: that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed; that no building, or any part thereof, except porch, steps, or entrance approach, shall be built or extend within thirty-five feet of the front lot line; that no part of this lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent; provided, however, that the building of a servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing condition and restriction by the parties of the second part their heirs or assigns shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon parties of the second part, their heirs and assigns forever, together with all and singular, the hereditaments and appurtenances thereunto belonging, and the title thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partnership or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and to the land or premises herein conveyed.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements and appurtenances thereto belonging, or in anywise appertaining forever.

And the said John W. Perryman, Clarissa Richards and B. P. Richards, her husband, their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said parties of the second part at the delivery of these presents they are lawfully seized